



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, November 7, 2017

The Zoning & Platting Commission convened in a regular meeting on November 7, 2017 @ 301 W. 2nd Street, Austin, TX 78701

Vice-Chair Duncan called the Commission Meeting to order at 6:00 p.m.

Commission Members in Attendance:

Ana Aguirre – Secretary (*arrived late*)

Ann Denkler (*arrived late*)

Jim Duncan – Vice-Chair

Bruce Evans

Yvette Flores

Betsy Greenberg – Parliamentarian

David King

Sunil Lavani

Stephanie Trinh

Absent:

Jolene Kiolbassa – Chair

Dustin Breithaupt

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from October 17, 2017; Special Called Meeting October 24, 2017 and Special Called Meeting October 30, 2017.

Motion to approve the minutes of October 17, 2017, minutes from Special Called Meeting October 24, 2017 and minutes Special Called Meeting October 30, 2017 was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Trinh on a vote of 7-0. Commissioners Aguirre and Denkler arrived late, and Chair Kiolbassa and Commissioner Breithaupt absent.

C. PUBLIC HEARINGS

1. **Rezoning:** [C14-2017-0022 - Bluff Springs Commercial; District 2](#)
Location: 6901 and 7001 Bluff Springs Road, South Boggy Creek, Williamson Creek Watersheds
Owner/Applicant: Buda Bluff, LLC (Salim Haddad)
Agent: South Llano Strategies (Glen Coleman)
Request: CS-CO to CS-CO, to change a condition of zoning
Staff Rec.: **Pending; Postponement request by the Staff to December 5, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to December 5, 2017 was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Trinh on a vote of 7-0. Commissioners Aguirre and Denkler arrived late, and Chair Kiolbassa and Commissioner Breithaupt absent.

2. **Rezoning:** [C14-2016-0111 - Burleson; District 2](#)
Location: 8219 Burleson Road, Onion Creek Watershed
Owner/Applicant: Park 183 Land, LLC (Brad Maples)
Agent: Armbrust & Brown, PLLC (Eric deYoung)
Request: LI-CO to LI-CO, to change a condition of zoning
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to approve Staff's recommendation of LI-CO combining district zoning for C14-2016-0111 – Burleson located at 8219 Burleson Road was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Trinh on a vote of 7-0. Commissioners Aguirre and Denkler arrived late, and Chair Kiolbassa and Commissioner Breithaupt absent.

3. **Rezoning:** [C14-2017-0051 - Waters Park Commercial; District 7](#)
Location: 12219, 12219-1/2 and 12221 Waters Park Road, Walnut Creek Watershed
Owner/Applicant: BarCzar, LLC (Matias Segura III)
Agent: South Llano Strategies (Glen Coleman)
Request: RR, LO and GO to CS-1-CO for Tract 1 and GR-CO for Tract 2
Staff Rec.: **Recommended, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057, Planning and Zoning Department

Motion to postpone this item to December 5, 2017 by the Zoning and Platting Commission was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Trinh on a vote of 7-0. Commissioners Aguirre and Denkler arrived late, and Chair Kiolbassa and Commissioner Breithaupt absent.

4. **Rezoning:** [C14-2017-0109 - J.D. Warehouse; District 1](#)
Location: 6506 Decker Lane, Elm Creek Watershed
Owner/Applicant: Gold A&A Inc. (Adam Ahmad)
Agent: Moncada Enterprises (Phil Moncada)
Request: GR to LI
Staff Rec.: **Recommendation of CS**
Staff: [Heather Chaffin](#), 512-974-2122 Planning and Zoning Department

Motion to postpone this item to December 5, 2017 by the Zoning and Platting Commission was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Trinh on a vote of 7-0. Commissioners Aguirre and Denkler arrived late, and Chair Kiolbassa and Commissioner Breithaupt absent.

5. **Site Plan - Hill Country Roadway:** [SPC-2016-0453C - Westlake Residential; District 5](#)
Location: 800 North Capital of Texas Highway, Bee Creek Watershed
Owner/Applicant: 360 Development
Agent: Civile LLC (Lawrence Hanrahan)
Request: Approval to construct multi-family with associated improvements within the Low Intensity Zone of the Loop 360 Hill Country Roadway Corridor
Staff Rec.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788 Development Services Department

Motion to postpone this item to December 5, 2017 by the Zoning and Platting Commission was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by

Commissioner Trinh on a vote of 7-0. Commissioners Aguirre and Denkler arrived late, and Chair Kiolbassa and Commissioner Breithaupt absent.

6. **Final Plat – With Preliminary:** [C8-2015-0271.1A - Malone Subdivision Section One](#)
Location: 10109 Slaughter Creek Drive, Slaughter Creek Watershed
Owner/Applicant: The Calatlantic Homes of Texas (Kevin Forader)
Agent: LJA Engineering (Brian Faltese, P.E.)
Request: Approval of the final plat out of an approved preliminary plan composed of 93 lots on 28.398 acres
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2015-0271.1A - Malone Subdivision Section One located at 10109 Slaughter Creek Drive was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Trinh on a vote of 7-0. Commissioners Aguirre and Denkler arrived late, and Chair Kiolbassa and Commissioner Breithaupt absent.

7. **Final Plat – Resubdivision:** [C8J-2017-0248.0A - Broadstone at Parmer Subdivision - Resubdivision of Lot 2, Block A](#)
Location: 8000 Anderson Mill Road, Lake Creek Watershed
Owner/Applicant: CSW PAM, LLC (Kevin Hunter)
Agent: JAB Engineering, LLC (Joshua Baran)
Request: Approval of Broadstone at Parmer Subdivision - Resubdivision of Lot 2, Block A composed of 2 lots on 4.24 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
8. **Final Plat - Amended Plat:** [C8J-2017-0250.0A - Broadstone Scenic Brook Amended Plat](#)
Location: 8327 West U.S. 290 Highway, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Mitchell Wong
Agent: LJA Engineering (Daniel Ryan, P.E.)
Request: Approval of the Broadstone Scenic Brook Amended plat composed of 1 lot on 46 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

9. **Final Plat - With Preliminary:** [C8J-05-0236.03.7A - Cantarra I, Section V](#)
 Location: East Howard Lane, Gilleland Creek Watershed
 Owner/Applicant: BGE, Inc. (Jacob Kondo, P.E.)
 Agent: Continental Homes of Texas L.P. (Ian Cude)
 Request: Approval of Cantarra I, Section V, composed of 64 lots on 12.14 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
10. **Final Plat - With Preliminary:** [C8J-2014-0138.4A - Cantarra II Section 2](#)
 Location: 4600-4605 East Howard Lane, Gilleland Creek Watershed
 Owner/Applicant: BGE, Inc. (Jacob Kondo, P.E.)
 Agent: Continental Homes of Texas L.P. (Ian Cude)
 Request: Approval of Cantarra II Section 2, composed of 208 lots on 22.92 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
11. **Preliminary Plan:** [C8-2017-0245 - Dominion Austin; District 7](#)
 Location: 1601 Cedar Bend Drive, Walnut Creek Watershed
 Owner/Applicant: MMK Ventures, LLC (Mohammad Minhas)
 Agent: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr. P.E.)
 Request: Approval of the Dominion Austin Preliminary Plan composed of 125 lots on 14.65 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
12. **Final Plat - With Preliminary:** [C8J-2008-0048.6A - Eastwood Section 1](#)
 Location: FM 973 Road, Gilleland Creek Watershed
 Owner/Applicant: Cyclone Development, Inc. (John S. Lloyd)
 Agent: Randall Jones & Associates Engineering Inc. (Ashley S. Hanson, P.E.)
 Request: Approval of the Eastwood Section 1 Final Plat composed of 81 lots on 35.61 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
13. **Final Plat - Previously Unplatted:** [C8J-2017-0251.0A - Familia Cabrera Subdivision](#)
 Location: 18400 Lockwood Road, Lockwood Creek Watershed
 Owner/Applicant: Pablo Garcia
 Agent: I.T. Gonzalez Engineers (IT Gonzalez)
 Request: Approval of the Familia Cabrera Subdivision composed of 3 lots on 5.001 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 14. Final Plat With Preliminary:** [C8J-04-0160.9A - Gilbert Lane 5-A Final Plat](#)
 Location: Gilbert Road, Decker Creek Watershed
 Agent: BGE Engineering Inc. (Chris Rawls)
 Request: Approval of Gilbert Lane 5-A Final Plat composed of 673 lots on 39.42 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat - With Preliminary:** [C8-06-0133.02.SH.7A.SH - Goodnight Ranch Subdivision Phase One-Revised Preliminary; District 2](#)
 Location: East Slaughter Lane, Onion Creek Watershed
 Owner/Applicant: Austin Goodnight Ranch GP, LLC (Myra Goepp)
 Agent: Civile LLC (Greg Fortman)
 Request: Approval of the Goodnight Ranch Subdivision Phase One-Revised Preliminary Plan, composed of 102 lots on 19.75 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat - Previously Unplatted:** [C8-2017-0246.0A - JW Ranch Estates; District 7](#)
 Location: 3601 McNeil Drive, Walnut Creek Watershed
 Owner/Applicant: Julie Gaye Millegan
 Agent: Place Designers, Inc. (Vincent Shaw)
 Request: Approval of the JW Ranch Estates Final Plat composed of 2 lots on 3 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Final Plat – Amended Plat:** [C8-2017-0249.0A - Parmer Business Park Amended Plat; District 7](#)
 Location: 500 East Parmer Lane, Walnut Creek Watershed
 Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
 Agent: Stantec Consulting Services, Inc. (John Mankovsky)
 Request: Approval of Parmer Business Park Amended Plat composed of 7 lots on 288.1 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

18. **Final Plat - With Preliminary:** [C8J-2013-0236.3A - Prado Ranch Phase 3](#)
Location: South FM 973 Road, Colorado River Watershed
Owner/Applicant: RSI Prado LLC (Ryan Mattox)
Agent: Carlson, Brigrance, & Doering, Inc. (Lauren St. Germain)
Request: Approval of the Prado Ranch Phase 3 final plat, composed of 157 lots on 19.56 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat - With Preliminary:** [C8J-2017-0072.1A - Ross Road](#)
Location: 6601 Heine Farm Road, Colorado River Watershed
Owner/Applicant: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)
Agent: Dwane Ideker Jr.
Request: Approval of Ross Road, composed of 223 lots on 50.03 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
20. **Final Plat - Previously Unplatted:** [C8-2017-0244.0A - Santa Clara Subdivision](#)
Location: 1701 South Heatherwilde Boulevard, Harris Branch Watershed
Owner/Applicant: Gice, Inc. dba Garrett-Ihnen (Norma Divine)
Agent: HW Tosca Investments, LP (Philip Spertus)
Request: Approval of Santa Clara Subdivision, composed of 3 lots on 36.46 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat - With Preliminary:** [C8J-2016-0248.1A - Timmermann Phase 1 Final Plat](#)
Location: 15310-16099 FM 1325 Road, Rattan Creek Watershed
Owner/Applicant: Geraldine Timmermann
Agent: Carlson, Brigrance, and Doering, Inc. (Bill Couch)
Request: Approval of Timmermann Phase 1 Final Plat composed of 170 lots on 44.63 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Preliminary Plan:** [C8J-2017-0252 - Woods of Greenshores Section 2](#)
Location: Pearce Road, Lake Austin Watershed
Owner/Applicant: Woods of Greenshores (Russell Eppright)
Agent: Green Civil Design (Kerri Pena)
Request: Approval of the Woods of Greenshores Section 2 composed of 50 lots on 48.1 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove items C-07 – C-22 was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Trinh on a vote of 7-0. Commissioners Aguirre and Denkler arrived late, and Chair Kiolbassa and Commissioner Breithaupt absent.

D. NEW BUSINESS

E. ITEMS FROM THE COMMISSION

1. Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling. (Sponsor: Chair Kiolbassa, Co-Sponsor: Vice- Chair Duncan)

Motion by Commissioner Greenberg, seconded by Commissioner Aguirre to hold a Special Called meeting on January 10, 2018 to discuss and consider a recommendation regarding CodeNEXT Draft #3 was approved on a vote of 8-0. Commissioner Flores abstained. Chair Kiolbassa and Commissioner Breithaupt absent.

2. Consider and take action on a resolution regarding the desired development zone in the Watershed Protection Ordinance. (Sponsor: Commissioner King, Co-Sponsor: Commissioner Kiolbassa)

Motion to postpone this item to December 5, 2017 was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Trinh on a vote of 7-0. Commissioners Aguirre and Denkler arrived late, and Chair Kiolbassa and Commissioner Breithaupt absent.

F. COMMITTEE REPORTS

[Bond Election Advisory Task Force](#) – Commissioner Evans stated the Task Force working groups will soon provide recommendations. The Task Force will meet in December.

[Codes and Ordinances Joint Committee](#) – No report provided

[Comprehensive Plan Joint Committee](#) – No report provided.

[Small Area Planning Joint Committee](#) – Commissioner King stated the Committee will discuss the criteria and definition of small area planning.

ADJOURNMENT

Vice- Chair Duncan adjourned the meeting without objection on Tuesday, November 7, 2017 at 6:56 p.m.

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Jerry Rusthoven at the Planning and Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.